

SNAPSHOT of HOME Program Performance--As of 06/30/11
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **King County Consortium**

State: **WA**

PJ's Total HOME Allocation Received: **\$67,757,220**

PJ's Size Grouping*: **A**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
Program Progress:				PJs in State:	15		
% of Funds Committed	97.43 %	95.56 %	4	92.63 %	97	91	
% of Funds Disbursed	94.63 %	91.70 %	3	86.67 %	95	92	
Leveraging Ratio for Rental Activities	9.63	8.06	1	5.03	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	96.13 %	93.23 %	8	88.14 %	64	39	
% of Completed CHDO Disbursements to All CHDO Reservations***	67.41 %	78.52 %	12	76.19 %	25	27	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	91.49 %	92.87 %	10	81.48 %	88	74	
% of 0-30% AMI Renters to All Renters***	58.80 %	62.90 %	9	45.62 %	88	74	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	99.03 %	1	96.17 %	100	100	
Overall Ranking:			In State:	9 / 15	Nationally:	88 79	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$22,251	\$27,145		\$28,750	1,915 Units	71.90 %	
Homebuyer Unit	\$20,611	\$19,869		\$15,714	209 Units	7.90 %	
Homeowner-Rehab Unit	\$12,400	\$21,007		\$21,140	538 Units	20.20 %	
TBRA Unit	\$0	\$1,879		\$3,230	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (287 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): King County Consortium WA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$151,006	\$150,366	\$13,815
State:*	\$127,842	\$122,964	\$27,134
National:**	\$103,194	\$78,960	\$24,147

CHDO Operating Expenses:
(% of allocation)

PJ: 0.3 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.02

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	56.5	66.0	83.6	0.0	Single/Non-Elderly:	20.1	29.2	16.2	0.0
Black/African American:	15.5	12.9	5.8	0.0	Elderly:	19.8	4.3	34.4	0.0
Asian:	5.7	15.3	1.1	0.0	Related/Single Parent:	33.1	33.0	21.4	0.0
American Indian/Alaska Native:	0.9	1.0	1.5	0.0	Related/Two Parent:	20.4	29.7	24.5	0.0
Native Hawaiian/Pacific Islander:	0.6	0.0	0.6	0.0	Other:	6.4	3.8	1.9	0.0
American Indian/Alaska Native and White:	0.2	0.5	0.0	0.0					
Asian and White:	0.2	0.0	0.2	0.0					
Black/African American and White:	0.3	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.1	0.0	0.0	0.0					
Other Multi Racial:	1.2	0.5	0.6	0.0					
Asian/Pacific Islander:	1.9	0.0	2.0	0.0					
ETHNICITY:									
Hispanic	17.1	3.8	4.6	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	35.2	29.2	34.6	0.0	Section 8:	22.9	0.0 [#]		
2 Persons:	24.6	18.2	24.0	0.0	HOME TBRA:	0.0			
3 Persons:	17.4	21.5	11.2	0.0	Other:	4.2			
4 Persons:	12.4	16.3	13.0	0.0	No Assistance:	72.9			
5 Persons:	6.6	8.6	10.2	0.0					
6 Persons:	2.3	2.9	3.5	0.0					
7 Persons:	1.0	1.9	2.0	0.0					
8 or more Persons:	0.4	1.4	1.5	0.0	# of Section 504 Compliant Units / Completed Units Since 2001				14

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): King County Consortium

State: WA

Group Rank: 88
 (Percentile)

State Rank: 9 / 15 PJs

Overall Rank: 79
 (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 85.50%	96.13	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 60.40%	67.41	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	91.49	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.15%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.980	0.82	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2006 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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